

Lot Dimensions Comparison

Single Family Districts										
Lot Dimensions	New	Cur	New	Cur	New	Cur	New	Cur	New	Cur
	SF-20		SF-10		SF-6		SF-4		SF-2	
Lot Area	20,000 sf min.	20,000 sf	10,000 sf min.	10,000 sf	6,000 sf min.	6,000 sf	4,000 sf min.	4,000 sf; 3,500 sf (attached)	2,000 sf min.	2,000 sf
Lot Width	70' min.	70'	60' min.	60'	50' min.	50'	40' min.	40'; 35' (attached)	20' min.	25'
Principal Building Setbacks	SF-20		SF-10		SF-6		SF-4		SF-2	
Front Street	30' min. or avg. front setback (Sec. 1703-11.4.E)	30'	30' min. or avg. front setback (Sec. 1703-11.4.E)	30'	20' min. or avg. front setback (Sec. 1703-11.4.E)	25'	15' min. or avg. front setback (Sec. 1703-11.4.E)	20'	5' min. or avg. front setback (Sec. 1703-11.4.E)	5'
Side Street	15' min.	10'	15' min.	10'	10' min.	7'	10' min.	3'; 0' (attached)	5' min.	0'
Side Interior	10' min.	--	10' min.	--	7' min.	--	3' min.	--	0' min.	--
Side Total	20' min.	20'	20' min.	20'	16' min.	16'	12' min.	12'; 6' (attached)	5' min.	5'
Rear	35' min.	35'	35' min.	35'	35' min.	35'	25' min.	25'	20' min.	20'
Accessory Structure Setbacks	SF-20		SF-10		SF-6		SF-4		SF-2	
Front yard	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted
Corner yard	15' min.	Permitted ¹	15' min.	Permitted ¹	15' min.	Permitted ¹	15' min.	Permitted ¹	15' min.	Permitted ¹
Side Interior	3' min.	3' min. ²	3' min.	3' min. ²	3' min.	3' min. ²	3' min.	3' min. ²	3' min.	3' min. ²
Rear	3' min.	3' min. ²	3' min.	3' min. ²	3' min.	3' min. ²	3' min.	3' min. ²	3' min.	3' min. ²
Size	800 sf max.	800 sf max.	800 sf max.	800 sf max.	800 sf max.	800 sf max.	800 sf max.	800 sf max.	800 sf max.	800 sf max.
Number	2 max.	2 max.	2 max.	2 max.	2 max.	2 max.	2 max.	2 max.	2 max.	2 max.
Parking Location	SF-20		SF-10		SF-6		SF-4		SF-2	
Front yard	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted
Corner yard	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted
Side yard	Permitted	Permitted ³	Permitted	Permitted ³	Permitted	Permitted ³	Permitted	Permitted ³	Not permitted	Permitted ³
Rear yard	Permitted	Permitted ³	Permitted	Permitted ³	Permitted	Permitted ³	Permitted	Permitted ³	Permitted	Permitted ³
Building Height	SF-20		SF-10		SF-6		SF-4		SF-2	
Principal Building	35' max.	35'	35' max.	35'	35' max.	35'	35' max.	35'	35' max.	35'
Accessory Structure	15' max.	15'	15' max.	15'	15' max.	15'	15' max.	15'	15' max.	15'

¹ A setback from the side street line of the corner lot must be maintained as follows:

- Within 25 feet of the Side lot Line. When the accessory building is erected within 25 feet of the side lot line of a
- More Than 25 feet of the Side lot Line. When the accessory building is erected more than 25 feet from the side lot line of such adjacent lot, the setback must be one-half the front yard required for a principal building on the corner lot.
- Narrow Corner Lots. When the corner lot is narrow and the regulations of (a) and (b) of this section would cause an accessory building of impracticable shape and size, the accessory building may be erected within 25 feet of the interior side lot line and must be set back not less than five feet from the side street lot line.

² Any outdoor enclosures for pets must be set back 20 feet or more from all property lines.

³ On corner lots, side and rear parking is permitted provided the spaces are located in the interior side, and are at least ten feet from the street lot line.